

Park Row



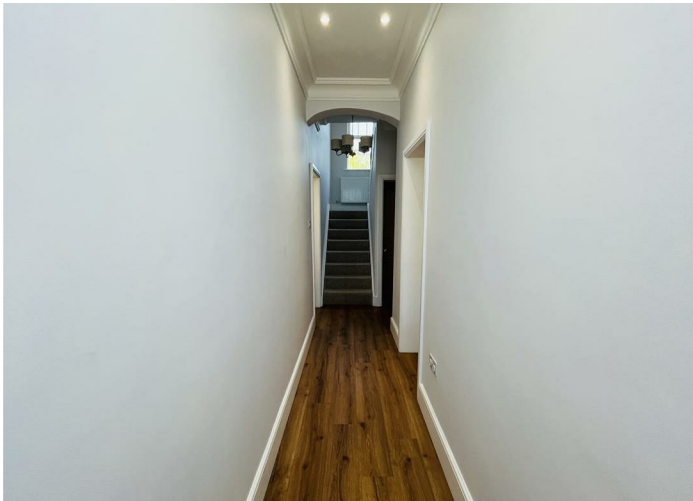
High Street, Luddington, Scunthorpe, DN17 4QY

Offers Over £250,000



**** OPEN PLAN LOUNGE KITCHEN-DINER ** SOUTH-WEST FACING REAR GARDEN **** Situated in Luddington this renovated detached family home briefly comprises: Hall, Lounge, Dining Room, Open plan Lounge Kitchen Diner and Utility Room. The first floor offers three double bedrooms with the master bedroom having a walk-in wardrobe and En-Suite facilities and additional Family Bathroom, complete with bath and walk-in shower. Externally, the property benefits from a right of access to the side for parking to the rear with fully enclosed garden and log shed and storage. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

















PROPERTY OVERVIEW

A beautifully presented double-fronted detached family home, sympathetically restored by its current owners to create a perfect blend of period character and modern family living, situated in the highly sought-after semi-rural village of Luddington in North Lincolnshire.

Internally, this impressive home offers generous, light-filled accommodation throughout. The ground floor features two formal reception rooms alongside a superb open-plan kitchen/dining/living area. The contemporary kitchen boasts sleek units, generous work surfaces and a large central island, making it the ideal hub for both family life and entertaining. A striking exposed brick fireplace adds warmth and character, while bi-fold doors open seamlessly onto the south-west facing rear garden, flooding the space with natural light. A useful utility room completes the ground floor.

Upstairs, the traditional elegance continues with three generous double bedrooms. The master bedroom benefits from a walk-in wardrobe plus an en-suite shower room, while a luxurious family bathroom, complete with a beautiful claw-foot roll-top bath, serves the remaining bedrooms. Period features are evident throughout, including sash-style windows, high ceilings with traditional cornices, and attractive exposed brickwork.

Externally, the property continues to impress. Rear access provides convenient off-street parking within the grounds. The south-west facing, fully enclosed garden is a standout feature — mainly lawned and ideal for children to play safely, with a generous patio perfect for al fresco dining. Further benefits include a large log store and additional garden shed.

Lying on the Isle of Axholme, Luddington is a charming, historic village offering a peaceful rural lifestyle. Conveniently positioned approximately 6 miles north-west of Scunthorpe, 6 miles south-east of Goole, and within easy reach of Doncaster, the village provides excellent access to local amenities, schooling, and transport links while retaining its tranquil countryside appeal beside the River Trent.

This charming family home successfully combines timeless character, contemporary comforts, and excellent outdoor space in a peaceful yet well-connected village setting — an ideal purchase for those seeking a beautiful home with room to grow.

GROUND FLOOR ACCOMMODATION

Hallway

16'4" x 3'2" (4.98m x 0.99m)

Dining Room

39'4" x 38'4" (12m x 11.7m)

Open Plan Lounge Kitchen Dining Area

24'5" x 11'5" (7.45m x 3.50m)

Lounge

11'11" x 9'3" (3.64m x 2.83m)

Utility Room

8'0" x 3'6" (2.45m x 1.08m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'1" x 11'0" (3.70m x 3.37m)

En-Suite

6'10" x 4'8" (2.09m x 1.44m)

Walk-in Wardrobe

8'0" x 3'6" (2.46m x 1.08m)

Bedroom Two

12'0" x 11'10" (3.67m x 3.61m)

Bedroom Three

12'5" x 11'8" (3.79m x 3.58m)

Bathroom

12'2" x 9'7" (3.72m x 2.93m)

EXTERIOR

Front

Direct access onto the public pedestrian footpath.

Rear

The rear can be accessed via a gate to the side of the property to obtain off street parking. With a storage building and patio area, the garden is mainly laid to lawn, secure and private.

DIRECTIONS

Leaving Goole heading towards Swinefleet, follow the road through Swinefleet and onto Kings Causeway, stay on the road for 5.7 miles and eventually entering the village of Eastoft. Turn left onto Luddington Rd/B1392 and follow until turning left onto High Street where the property is on the right hand side and can be identified by our Park Row For Sale board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Lincolnshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained

from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Oil
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

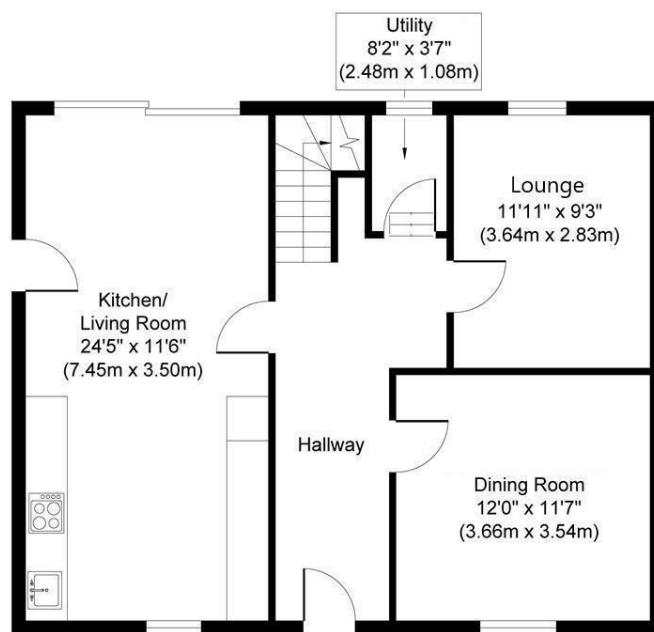
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

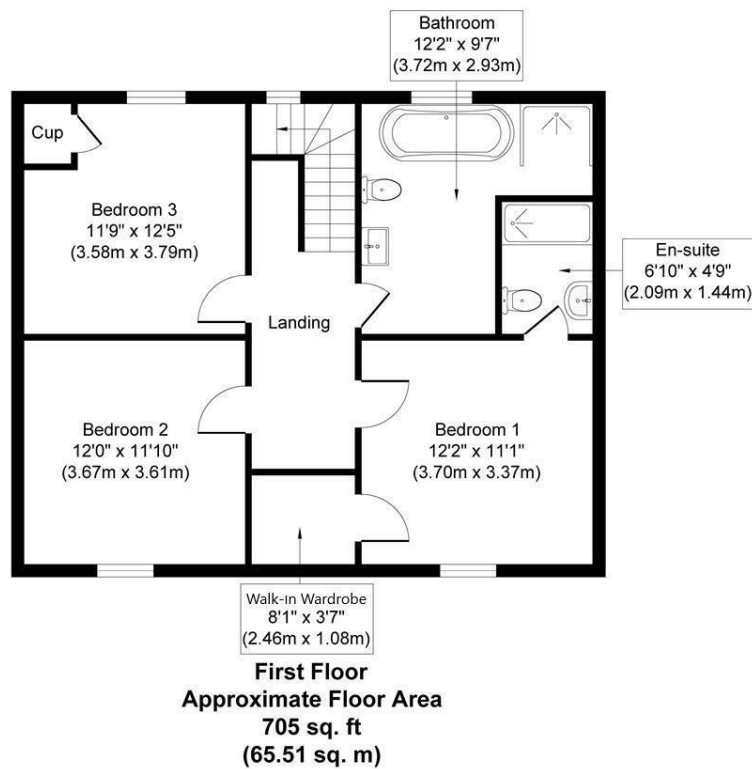
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
705 sq. ft
(65.51 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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